

## LINCOLN CITY/LANCASTER COUNTY PLANNING STAFF REPORT

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**P.A.S.:** Street and Alley Vacation #02018

**DATE:** December 16, 2002

**SCHEDULED PLANNING COMMISSION MEETING:**

**DATE:** January 8, 2003

**PROPOSAL:** To vacate North 69<sup>th</sup> Street from the south line of Logan Avenue to the north line of the east-west alley to the south.

**LAND AREA:** 8,520 square feet, more or less

**CONCLUSION:** Public Works recommends denial because the vacation will create a dead end street in the middle of the block. The 2025 Comprehensive Plan frequently refers to pedestrian networks and interconnected streets. The Plan also states the existing street pattern should be maintained and the sidewalk system should be complete and without gaps. This vacation will eliminate the option for completing a link in the street and/or pedestrian network in this area.

<b><u>RECOMMENDATION:</u></b>	<b>Does Not Conform to the Comprehensive Plan</b>
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### **GENERAL INFORMATION:**

**LEGAL DESCRIPTION:** North 69<sup>th</sup> Street from the south line of Logan Avenue to the north line of the east-west alley to the south.

**LOCATION:** North 69<sup>th</sup> Street and Logan Avenue.

**APPLICANTS:** William and Cathy L. Kolb  
6835 Logan Avenue  
Lincoln, NE 68507  
(402) 466.1524

Frank and Bonnetta Mook  
6901 Logan Avenue  
Lincoln, NE 68507  
(402) 488.6413

**OWNER:** Same as Applicants

**CONTACT:** Same as Applicants

## **SURROUNDING LAND USE AND ZONING:**

North:	Residential	R-2 Residential
South:	Residential	R-2 Residential
East:	Residential	R-2 Residential
West:	Residential	R-2 Residential

**HISTORY:** Prior to the 1979 zoning update, this property was zoned A-2 Single-Family Dwelling. The update changed the designation to R-2 Residential.

**COMPREHENSIVE PLAN SPECIFICATIONS:** The 2025 Comprehensive Plan contemplates this property to remain Urban Residential. (F 25)

Interconnected networks of streets, trails and sidewalks should be designed to encourage walking and bicycling, reduce the number and length of automobile trips, conserve energy and for the convenience of the residents. (F 18)

### Overall Guiding Principles:

Transit, pedestrian, and bicycle networks should maximize access and mobility to provide alternatives and reduce dependence upon the automobile. (F 66)

Interconnected networks of streets, trails and sidewalks should be designed to encourage walking and bicycling and provide multiple connections within and between neighborhoods. (F 66)

### Guiding Principles for Existing Neighborhoods:

Maintain existing pattern of streets. (F 69)

Neighborhoods, activity and employment centers, rural communities, and open lands will be connected by a continuous network of public ways. (F 87)

The concept of balance also applies to methods of transportation. While the system must function well for motor vehicles, it should also establish public transportation, bicycling, and walking as realistic alternatives now and in the future. (F 87)

The sidewalk system should be complete and without gaps. (F89)

Pedestrians should be able to walk in a direct path to destinations like transit stops, schools, parks, and commercial and mixed-use activity centers. (F 90)

**UTILITIES:** No utility easements exist within this portion of North 69<sup>th</sup> Street.

**TRAFFIC ANALYSIS:** North 69<sup>th</sup> Street is currently classified as a Local Street. (E 49)  
The 2025 Comprehensive Plan indicates North 69<sup>th</sup> Street will remain classified as a Local Street. (F 105) At this time, this block of North 69<sup>th</sup> Street is unimproved. Due to the installation of a natural gas overflow valve in the right-of-way along Logan Avenue adjacent to this block of North 69<sup>th</sup> Street, future improvement is unlikely.

**ANALYSIS:**

1. This is an application to vacate North 69<sup>th</sup> Street from the south line of Logan Avenue to the north line of the east-west alley to the south.
2. Applicant Kolb currently owns the two lots immediately adjacent and west of this portion of North 69<sup>th</sup> Street. Applicant Mook currently owns the one lot immediately adjacent and east of this portion of North 69<sup>th</sup> Street.
3. Applicant Kolb is willing to purchase the entire width of the right-of-way in order to expand their yard. Applicant Mook is not interested in purchasing any of the right-of-way, and is not opposed to Applicant Kolb's acquisition of the entire right-of-way.
4. There are no public utilities existing within the boundaries of this proposed vacated area and no public easements are being requested.
5. This vacation of North 69<sup>th</sup> Street will not create any lots that do not front on and have access to a public street.
6. This vacation will create a dead end right-of-way. Specifically, the North 69<sup>th</sup> Street right-of-way will dead end at the south line of the east-west alley that runs between Logan and Kearney Avenues.
7. Public Works is opposed to this street vacation until such time as petitions are submitted from the adjacent properties at the south end of the block in order to avoid dead ending North 69<sup>th</sup> Street right-of-way in the middle of the block.
8. Applicant Kolb states she has approached the owners of property adjacent to the southern half of this block regarding a street vacation. She states the property owner is unwilling to join in a petition to vacate the street.
9. The length of this block will be increased upon approval of this vacation to approximately 751.7 feet. This length does not exceed the maximum pedestrian block length of 1,000 feet (LMC §26.23.125) or the maximum street block length of 1,320 feet (LMC §26.23.130).
10. The width and area of the right-of-way exceed the minimum average lot width and minimum lot area requirements for the R-2 Residential zoning district. This area could be transferred to one owner and developed with a single-family dwelling.

**BEFORE THE VACATION REQUEST IS SCHEDULED ON THE CITY COUNCIL  
AGENDA THE FOLLOWING MUST BE COMPLETED:**

- 1.1 The provisions of Chapter 14.20 of the Lincoln Municipal Code must be met.
- 1.2 Petitions must be submitted from the adjacent properties at the south end of the block so that all of North 69<sup>th</sup> Street between Logan and Kearney Avenues can be reviewed together as a single request for street vacation.

Prepared by:

Greg Czaplewski  
Planner

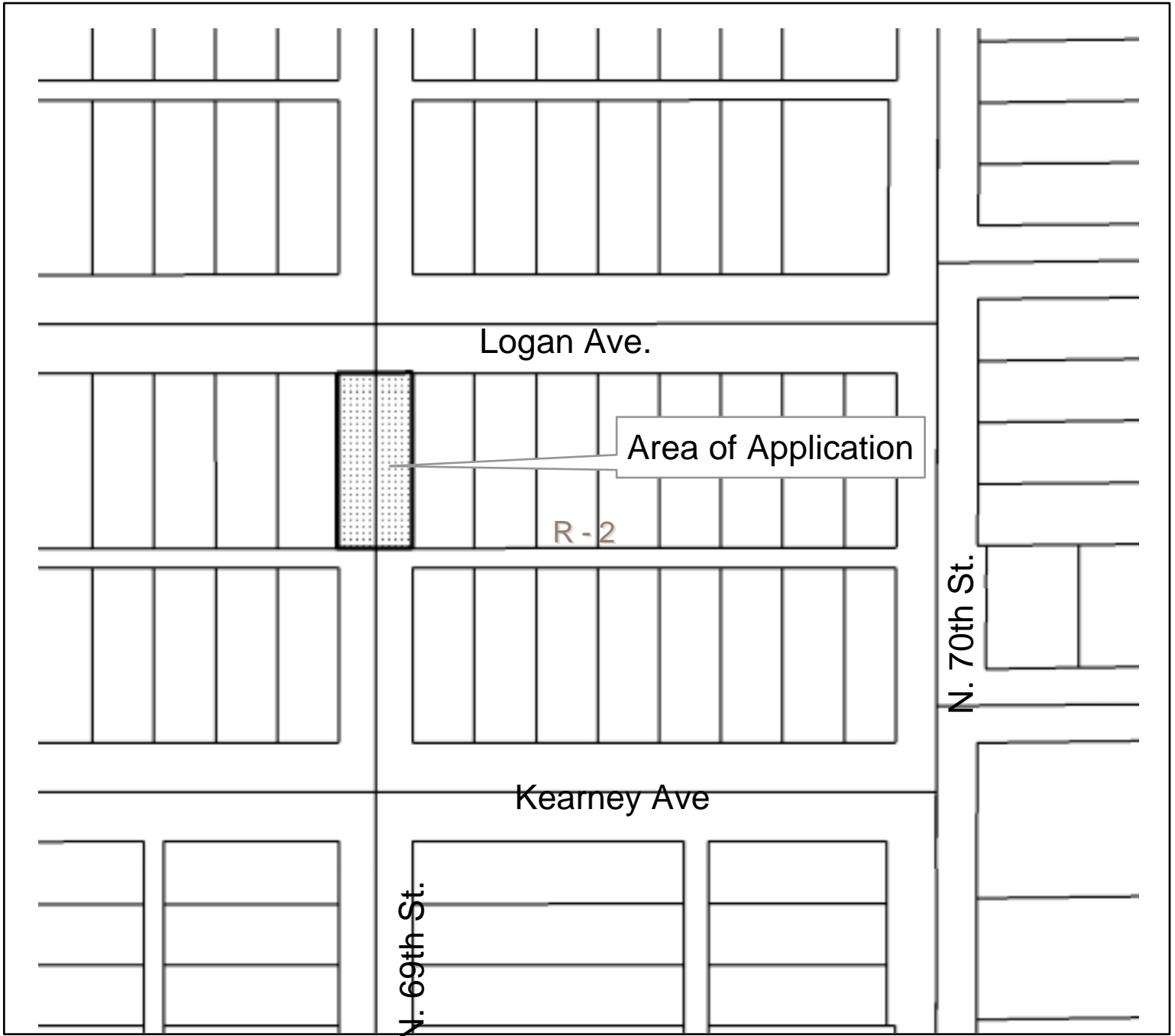
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**Street & Alley Vacation #02018**  
**N. 69th & Logan Ave.**



Lincoln City - Lancaster County Planning Dept.  
1997 Aerial



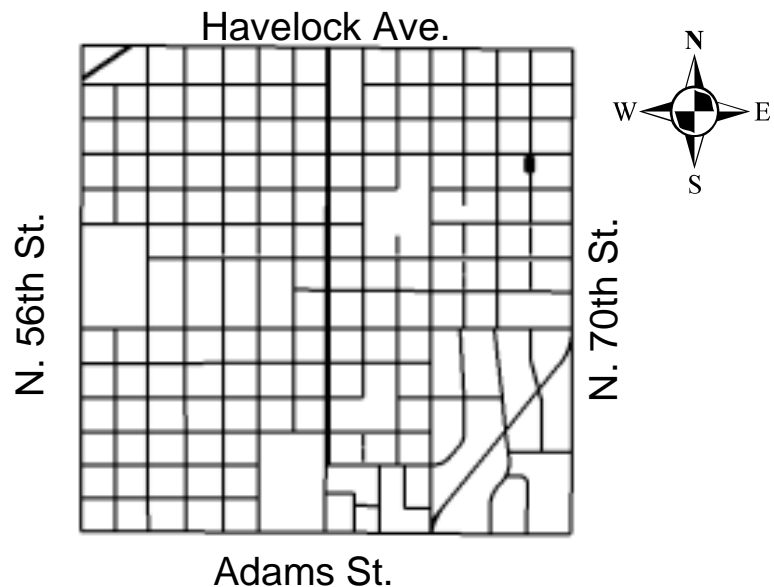
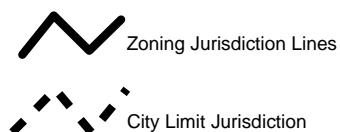
## Street & Alley Vacation #02018

### N. 69th & Logan Ave.

#### Zoning:

R-1 to R-8	Residential District
AG	Agricultural District
AGR	Agricultural Residential District
R-C	Residential Conservation District
O-1	Office District
O-2	Suburban Office District
O-3	Office Park District
R-T	Residential Transition District
B-1	Local Business District
B-2	Planned Neighborhood Business District
B-3	Commercial District
B-4	Lincoln Center Business District
B-5	Planned Regional Business District
H-1	Interstate Commercial District
H-2	Highway Business District
H-3	Highway Commercial District
H-4	General Commercial District
I-1	Industrial District
I-2	Industrial Park District
I-3	Employment Center District
P	Public Use District

One Square Mile  
Sec. 9 T10N R7E





# Nebraska's Capital City

November 26, 2002

Lincoln City/Lancaster County  
Planning Commission  
Lincoln, NE 68508

RE: Vacating North 69th Street from the South Line of Logan Avenue to the North Line of the East-West Alley to the South.


Dear Ladies and Gentlemen:

The Department of Public Works and Utilities has received sufficient and proper petitions from William and Cathy Kolb, owners of Lots 1 and 2, Block 2 Ackerman's Addition, and Frank and Bonnetta Mook, owners of Lot 8, Block 1 Ackerman's Addition, to vacate the above described public right-of-way. William and Cathy Kolb will purchase entire vacated right-of-way to expand their yard.

There are no utilities within the boundaries of this proposed vacation and no easements will be required.

The Department of Public Works and Utilities recommends denial of this proposed vacation unless petitions can be submitted from the adjacent properties at the south end of the block. Vacation of the requested half block will create a dead end right-of-way for North 69th Street. This vacation contains an area of 8,520 square feet, more or less.

Sincerely,



Byron Blum  
Engineering Services

cc: Mayor Wesely  
Allan Abbott  
Marvin Krout  
Marc Wullschleger  
Roger Figard  
Nicole Fleck-Tooze  
Randy Hoskins  
Joan Ross  
Clint Thomas  
Dana Roper  
William and Cathy Kolb  
Frank and Bonnetta Mook

N 69th Vacation wpd

